

**Village Board Meeting
March 1, 2021**

1 - Order

President Dobbs called the Village Board meeting to order at 6:00 p.m., via Zoom.

2 - Pledge of Allegiance

3 - Roll Call

Board: President Dobbs, Trustee Stillman, Trustee Wanggaard, Trustee Weatherston, Trustee Prott, Trustee Martin, and Trustee Wishau.

Absent: None.

Staff: Administrator Tom Christensen, Development Director Peter Wagner, Public Works Director Tom Lazcano, Utility District Director Anthony Bunkelman, Police Chief Christopher Bostch, and Racine County Clerk Wendy Christensen.

Motion by Trustee Weatherston to take the agenda out of order starting with item 8K, following with 10A and then moving on with the rest of the agenda as posted. Seconded by Trustee Martin. Motion carried, unanimously.

8K - Resolution 2021-34 – Resolution Appointing Village Clerk Joslyn Hoeffert

Motion by Trustee Prott to approve Resolution 2021-34. Seconded by Trustee Wanggaard. Motion carried unanimously.

10 – New Business

10A - Swearing in Village Clerk

The Village Clerk was formally sworn-in and signed all the official documentation prior to the Village Board meeting but was also sworn-in before the public at this meeting.

4 - Communications and Announcements

Laura Million of RCEDC presented a semi-annual update. She reviewed 2020 goals, results, and projects. This included significant investment projects, and job creators such as retaining BRP and Amazon in Racine County. She overviewed highlights that involved the CEO Roundtable that meets monthly as an ongoing business support, COVID-19 outreach/assistance and technical assistance. Million further overviewed the 2021 Strategic Plan which included Business Retention & Expansion, Business Recruitment, Talent Attraction and Community Development. She explained Caledonia Special Projects for 2021 that included: Business Recruitment Hwy K Development. Also,

Development and Recruitment for key sites such as: Caledonia Business Park, TID 5 Development, Kmart, and the former Brass Rail site. Although Caledonia does not own the Brass Rail site, Million has remained in contact with the owner of the property and has continued to work with him to bring something to that site. RCEDC regularly works with businesses and provides them tools and resources to grow their business.

5 - Approval of minutes

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Stillman. Motion carried, unanimously.

Village Board – February 15, 2021

Special Village Board – February 15, 2021; February 23, 2021; February 24, 2021

6. Citizens Reports

None.

7 - Committee Report

7A(1 Approval of A/P checks) -

Motion by Trustee Wishau to approve the A/P checks as presented. Seconded by Trustee Martin. Motion carried unanimously.

Village - \$ 193,165.35

8 - Ordinances and Resolutions

8A - Ordinance 2021-01 – An Ordinance To Repeal Sec. 20-1339(B) Of The Racine County Code Of Ordinance As Adopted Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Removing The Requirement For A Conditional Use For Developments Based On The Criteria Of Set Distances From A Freeway, Road Interchange, State Or County Trunk Highways

Staff has expressed that this section of code is out-of-date and conflicts with Act 67 as it relates to conditional uses. Although staff is in the process of updating the zoning code and has proposed to eliminate this condition, staff felt that proceeding with this text amendment will provide relief from this requirement and deliver a streamlined review process for new businesses looking to locate in the Village.

Trustee Martin was concerned with not being able to request things like Traffic Impact Analysis (TIA) but staff has the ability to request things like this through the business plan process.

Motion by Trustee Prott to approve Ordinance 2021-01. Seconded by Trustee Stillman. Motion carried unanimously.

8B - Resolution 2021-20 – Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With The Racine County Economic Development Corporation For Economic Development Technical Assistance For 2021

Motion by Trustee Wishau to approve Resolution 2021-20. Seconded by Trustee Stillman. Motion carried unanimously.

8C - Resolution 2021-26 – Resolution Authorizing The Village Of Caledonia To Approve Change Order #2 & Change Order #3 For The TID #4 – Four Mile Road Reconstruction Project

Bunkelman explained that this is for two change orders on the 4 Mile Road project.

Motion by Trustee Prott to approve Resolution 2021-26. Seconded by Trustee Martin. Motion carried unanimously.

8D - Resolution 2021-27 – Resolution Authorizing The Village Of Caledonia To Approve Final Acceptance Of The TID #4 – Four Mile Road Reconstruction Project

Bunkelman explained this is the final Resolution of the project and is for final acceptance.

Motion by Trustee Martin to approve Resolution 2021-27. Seconded by Trustee Prott. Motion carried unanimously.

8E - Resolution 2021-28 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Sign Plan For The Development Located 12725 4 Mile Road; Don Nummerdor, Applicant, Central Storage Warehouse, Owner

The applicant is seeking approval for a monument sign that exceeds both the sign height and maximum. A monument sign can exceed 100 square feet if recommended by the Plan Commission and approved by the Village Board. The Applicant has proposed a sign that will be 10'2" tall and 97 square feet and will be the only sign on the building. The size of the sign helps gauge the truck drivers that come to their facility.

Motion by Trustee Wanggaard to approve Resolution 2021-28. Seconded by Trustee Stillman. Motion carried unanimously.

8F - Resolution 2021-29 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use To Construct A ±50' X ±120' Commercial Building And Occupy With A Utility/Cargo Trailer Accessory Business (DBA Anderson Trailers LLC) Revised From Previous Village Approval Located At 4365 27th Street In The Village Of Raymond Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Village Of Raymond Under Sec. 66.0307, Wis. Stats.

The applicant has received approval for a proposed commercial development in 2018 and in 2019. Since then, the applicant has not completed significant work within six months of approval and has resulted in the applicant reapplying for review and approval of the same commercial development. The applicant hopes to move forward with this project in May. This also is part of the cooperative boundary agreement and must be granted use.

Motion by Trustee Martin to approve Resolution 2021-29. Seconded by Trustee Stillman. Motion carried unanimously.

8G - Resolution 2021-30 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct And Utilize A 4,000 Square-Foot Maintenance Building, At 8425 STH 38, Village Of Caledonia, Racine County, WI; B Square Construction, Applicant; Bear Country Holdings LLC, Owner

Motion by Trustee Wanggaard to approve Resolution 2021-30. Seconded by Trustee Prott. Motion carried unanimously.

The Board commented on the quality of the facilities and buildings that are currently on the property.

8H - Resolution 2021-31 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map - Wispark LLC/Deback Farms Business Park CSM. Located In The SW ¼ And NW ¼ Of The NE ¼ And The NE ¼, SE ¼, SW ¼ And NW ¼ Of The NW ¼ Of Section 30, T4N, R22E, Village Of Caledonia, Racine County, WI – Owner Wispark LLC

This CSM is for the creation of 4 Lots and 3 Outlots. Lot 2 is for a proposed development that is currently in the process of being reviewed by the Village. This CSM is in conformance with the DeBack Farms Business Park Development Plan that has been submitted and used for the proposed Business Park.

Motion by Trustee Weatherston to approve Resolution 2021-31. Seconded by Trustee Stillman. Motion carried unanimously.

8I - Resolution 2021-32 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Site, Building, & Operations Plan To Construct And Utilize A 320,000 Square-Foot Industrial Distribution Building With Loading Docks, On Lot 2, Deback Lane, Village Of Caledonia, Racine County, WI; Christopher Carlino, Applicant; Wispark LLC, Owner

The Applicant was present and gave an overview of Scannel Properties. This project will reside in DeBack Farms as a warehouse and distribution center.

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department

Motion by Trustee Prott to approve Resolution 2021-32. Seconded by Trustee Weatherston. Motion carried unanimously.

8J - Resolution 2021-33 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use And Site, Building, & Operations Plan To Construct A Quick-Service Restaurant Building With Drive-Thru At 4542 Douglas Avenue, Village Of Caledonia, Racine County, WI; Tom Haman, Applicant, MRUP LLC & JL Storage LLC, Owners

This redevelopment proposal will result in the removal of a vacant gas station that has been closed for years. The applicant is in the process of recording a lot line adjustment with abutting properties to create a 1.77-acre lot to accommodate the proposed development.

A drive-thru restaurant is being proposed for the site (the zoning does permit for a restaurant at this location). Wagner reviewed how the cars would queue on this lot and illustrated how the dual lanes would work with a seven-car queue as well as curbside pick-up which helps mitigate the long lines.

Motion by Trustee Stillman to approve Resolution 2021-33. Seconded by Trustee Martin. Motion carried unanimously.

9 – Old Business

9A - Highway Garage Painting RFP

The Board requested that Lazcano put together a rendering for consideration and to visualize the proposed staining of the highway garage. He presented two options and the Board preferred 'Option A'.

11 – Report from Village Administrator

Christensen reported further on agenda item 8C. He explained that this project came in under the engineers estimated cost of the project.

Trustee Wishau asked for an update regarding the new zoning hub software. The Village is waiting for the new zoning code to be implemented before the Village goes live with the new program.

Staff is waiting on an updated quote and implementation timeline in regard to the Civic PO module.

12 – Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Stillman. Motion carried unanimously.

Meeting adjourned at 7:11 p.m.

Respectfully submitted,

Joslyn Hoeffert, Village Clerk